

It is helpful to write the address of the target housing unit on the Disclosure Form.

Address of Target Housing Unit: _____

INSTRUCTIONS for completion of

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement The Lead Warning Statement must appear *verbatim* as specified at 40 CFR §745.113(b)(1).

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure This section is completed by the lessor (owner) of the property.

(a) Presence of lead-based paint and/or lead-based paint hazards (select (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing

(explain): _____

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (select (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list all documents below):

Description of Document

Date of Document

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgement The lessee initials at (d), and also at (c), if applicable

(c) _____ Lessee has received copies of all information listed above at (b)(i).

If no documents are listed at (b)(i), (c) is not applicable and is most appropriately left blank.

(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*. Current version of pamphlet dated June 2003. Lessee (tenant) initials here affirming receipt of the pamphlet.

Agent's Acknowledgement (initial)

There may or may not be an Agent involved in a rental transaction. A direct employee of the lessor (owner) is NOT an Agent. An agent is any party who enters into a contract with a lessor, or a representative of the lessor, for the purpose of leasing target housing. If an Agent is involved, then the Agent initials at (e).

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C.4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor, lessor's direct employee, or lessor's authorized agent signs and dates on the line for Lessor.

Examples: *John Smith, Apartments LLC 6/11/2008*

or *Mary Brown, Property Management Inc, for Apartments LLC 6/11/2008*

Lessor	(Sign and PRINT name)	Date	Lessor	(Sign and PRINT name)	Date
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Agent, if an Agent is involved, signs and dates on the line for Agent.

Example: *Mary Brown, Property Management Inc. 6/11/2008*

Agent	(Sign and PRINT name)	Date	Agent	(Sign and PRINT name)	Date
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Lessee (tenant) signs and dates completed and signed form.

Lessee	(Sign and PRINT name)	Date	Lessee	(Sign and PRINT name)	Date
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The lessee signs the form LAST. The lessee signs and dates the completed form after the lessor and agent (if there is an agent involved in the transaction) have completed, signed and dated the form.

The form must be completed and signed by all parties prior to the date on which the lessee becomes obligated under contract to lease the housing. The lessor must retain a copy of the completed form for a minimum of three years.